

4700-1

RIDGE PARK OFFICE CONDOMINIUMS PLAT 2 AMENDED

LOCATED IN THE SE QUARTER OF SECTION 8, T4N, R1W, SLB&M
A PART OF RIDGE PARK OFFICE CONDOMINIUMS | *Ridge Park Office Condominiums Plat 2*

SHEET 1 OF 3 LAYTON CITY, DAVIS COUNTY, UTAH

40 20 0 40 80 120
SCALE: 1" = 40'

PLEASANT HILLS SUBDIVISION PLAT A

LELEA C. PATTERSON
09-0372-0081

DAVID DEE MILD
09-0372-0081

MELLOW BEND OF LAYTON PHASE 4

2307 NORTH HILLFIELD RD

BUILDING "B"

22.00' **214.78'** **N89°58'01"E** **182.86'**

20.00' STORM DRAIN/ ACCESS EASEMENT

N90°00'00"E **N90°00'00"E** **26.10'** **S90°00'00"E**

35.05' **35.05'** **26.10'** **35.05'**

NOT PART OF PLAT
PARCEL 1
34,743 SQ. FT.

NOTE PARCEL 1 HAS BEEN PREVIOUSLY PLATTED

N89°58'01"E **182.86'**

37.85' **37.85'** **22.99'** **37.21'**

20.00' STORM DRAIN/ ACCESS EASEMENT

N90°00'00"E **N90°00'00"E** **104,232 SQ. FT.**

364.48' **364.48'** **364.48'** **364.48'**

BUILDING "A"

2297 NORTH HILLFIELD RD

N90°00'00"E **N90°00'00"E** **10.55'** **S90°00'00"E**

35.32' **35.32'** **10.55'** **35.32'**

36.46' **36.46'** **176.37'** **36.46'**

176.37' **176.37'** **176.37'** **176.37'**

WILLOW BEND WAY (2275 NORTH)

L=91.90 R=411.62 D=12°47'29"

HILL FIELD ROAD (400 WEST STREET)

89.00' S07°33'38"W **18.20' S07°33'38"W** **136.29 S07°33'38"W**

P.O.B.

64.31' N07°33'38"W **124.00' N07°33'38"W** **1400.74' S07°33'38"W**

NOTE:
ALL AREAS OUTSIDE OF BUILDING ARE COMMON

REED S. HARRIS
09-0372-0081

DELBERT J. HARRIS
09-0372-0016

PHILLIP TERRY PALMER
09-0372-0110

BRIAN BODILY, REGIONAL PRESIDENT
FIRST COMMUNITY BANK

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT KEY BANK NATIONAL ASSOCIATION, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THE DEDICATION PLAT BY THE GOVERNING BODY OF LAYTON CITY, SAID KEY BANK NATIONAL ASSOCIATION, DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

Dorcas G. Johnson
DORCAS G. JOHNSON, VICE PRESIDENT
KEY BANK NATIONAL ASSOCIATION

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE FIRST COMMUNITY BANK, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THE DEDICATION PLAT BY THE GOVERNING BODY OF LAYTON CITY, SAID FIRST COMMUNITY BANK, DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

Brian Bodily
BRIAN BODILY, REGIONAL PRESIDENT
FIRST COMMUNITY BANK

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE CORPORATE INDEX OF SURVEY OF THE FOREGOING PLAT AND THE LOCAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECTED TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 9th DAY OF August, 2007

LAYTON CITY ENGINEER: Thomas R. Johnson CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th DAY OF July, 2007 BY THE PLANNING COMMISSION OF LAYTON CITY.

CHAIRMAN: John S. Johnson

CITY ATTORNEY'S APPROVAL

APPROVED THIS 16th DAY OF July, 2007 BY THE CITY ATTORNEY.

LAYTON CITY ATTORNEY: John S. Johnson

LAYTON CITY COUNCIL

CORPORATE PRESENTED TO THE CITY COUNCIL OF LAYTON, UTAH THIS 17th DAY OF July, 2007, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: Shonda Shellman

DAVIS COUNTY RECORDER

ENTRY NO. 2303561 FEE PAID \$10.00
FILED FOR RECORD AND RECORDED THIS 18th DAY OF Sept, 2007 AT 12:06 PM. IN BOOK 4360 OF 344
COUNTY RECORDER Shonda Shellman BY Shonda Shellman DEPUTY

SURVEYOR'S CERTIFICATE

I, VON R. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITHE AND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT HAVE DIVIDED SAID TRACT HEREAFTER TO BE KNOWN AS RIDGE PARK OFFICE CONDOMINIUMS PLAT 2 AMENDED, AND I FURTHER CERTIFY THAT THIS MAP IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF UTAH CODE ANN. 57-8-13(1), UTAH CONDOMINIUM OWNERSHIP ACT.

7 JUNE 2007
VON R. HILL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF HILL FIELD ROAD, WHICH POINT IS NORTH 0°08'40" EAST 1320.72 FEET ALONG THE SECTION LINE AND SOUTH 89°53'38" WEST 1400.74 FEET AND NORTH 0°08'09" EAST 124.00 FEET AND NORTH 0°33'28" WEST 66.31 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8, NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BEARING IS SOUTH 60°18'06" EAST FROM THE FOUND WITNESS CORNER OF SAID SOUTHEAST CORNER TO "RADAR") AND RUNNING THENCE SOUTH 89°53'38" WEST 136.29 FEET ALONG THE NORTH LINE OF MELLOW BEND WAY TO A POINT OF CURVATURE TO A 411.62-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 91.90 FEET, (CENTRAL ANGLE = 12°47'29", CHORD BEARING AND DISTANCE = SOUTH 83°29'53" WEST 91.71 FEET); THENCE SOUTH 77°06'09" WEST 176.37 FEET TO THE EAST LINE OF MELLOW BEND OF LAYTON, PHASE 4; THENCE NORTH 0°08'09" EAST 384.48 FEET ALONG SAID LINE; THENCE NORTH 89°58'01"E 182.86 FEET; THENCE SOUTH 0°17'24" EAST 190.00 FEET; THENCE NORTH 89°58'01"E 182.86 FEET; THENCE SOUTH 0°17'24" EAST 37.51 FEET; THENCE SOUTH 0°08'20" WEST 89.00 FEET; THENCE SOUTH 0°33'03" WEST 18.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRES

OWNER'S CONSENT TO RECORD

PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY CONSENT TO THE RECORDATION OF THIS RECORD SURVEY MAP OF RIDGE PARK OFFICE CONDOMINIUM PLAT 2 AMENDED, AND DEDICATES TO LAYTON CITY FOR PERPETUAL PUBLIC USE ALL EASEMENTS AS SHOWN FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, WATER, SEWER AND STORM DRAIN LINES NECESSARY TO SERVE THIS AREA OR ADJOINING AREAS.

ACCESS EASEMENT FOR ANY UTILITY OWNED BY OTHERS, OTHER THAN PROPERTY OWNER(S), WILL BE GRANTED WITH THE RECORDATION OF THIS PLAT AND THAT ALL UTILITIES WITHIN THIS PARCEL SERVICING THIS PROJECT ARE PRIVATE.

David R. Fieldsted *J.R. Knight*
DAVID R. FIELDSTED MANAGING MEMBERS OF JRDH DEVELOPMENT, L.C., J.R. KNIGHT MANAGER OF NORTHRIDGE ASSOCIATES, L.C., OWNER

Todd C. Liston
TODD C. LISTON HLD PROPERTIES, LLC

ASSOCIATION OF SUITE OWNERS OF RIDGE PARK OFFICE CONDOMINIUMS

L.C. ACKNOWLEDGMENT

ON THE 13 DAY OF June, 2007 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID R. FIELDSTED AND JR KNIGHT, MANAGING MEMBERS OF JRDH DEVELOPMENT, L.C., WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE MEMBERS OF JRDH DEVELOPMENT, L.C., MANAGER OF NORTHRIDGE ASSOCIATES, L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC. EXECUTED THE SAME.

NOTARY PUBLIC: *Karen Debell*
RESIDENCE: *Davis*
MY COMMISSION EXPIRES: *Jan 20 2008*

LLC. ACKNOWLEDGMENT

ON THE 13 DAY OF June, 2007 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, TODD C. LISTON, MANAGER OF HLD PROPERTIES, LLC, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF HLD PROPERTIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC. EXECUTED THE SAME.

NOTARY PUBLIC: *Todd C. Liston*
RESIDENCE: *Bountiful, Utah*
MY COMMISSION EXPIRES: *4/27/2009*

NOTARY PUBLIC
TUCKER M. HODGSON
801 North 500 West #101
Bountiful, Utah 84010
My Commission Expires April 27, 2008
STATE OF UTAH

NOTARY PUBLIC
TUCKER M. HODGSON
801 North 500 West #101
Bountiful, Utah 84010
My Commission Expires April 27, 2008
STATE OF UTAH

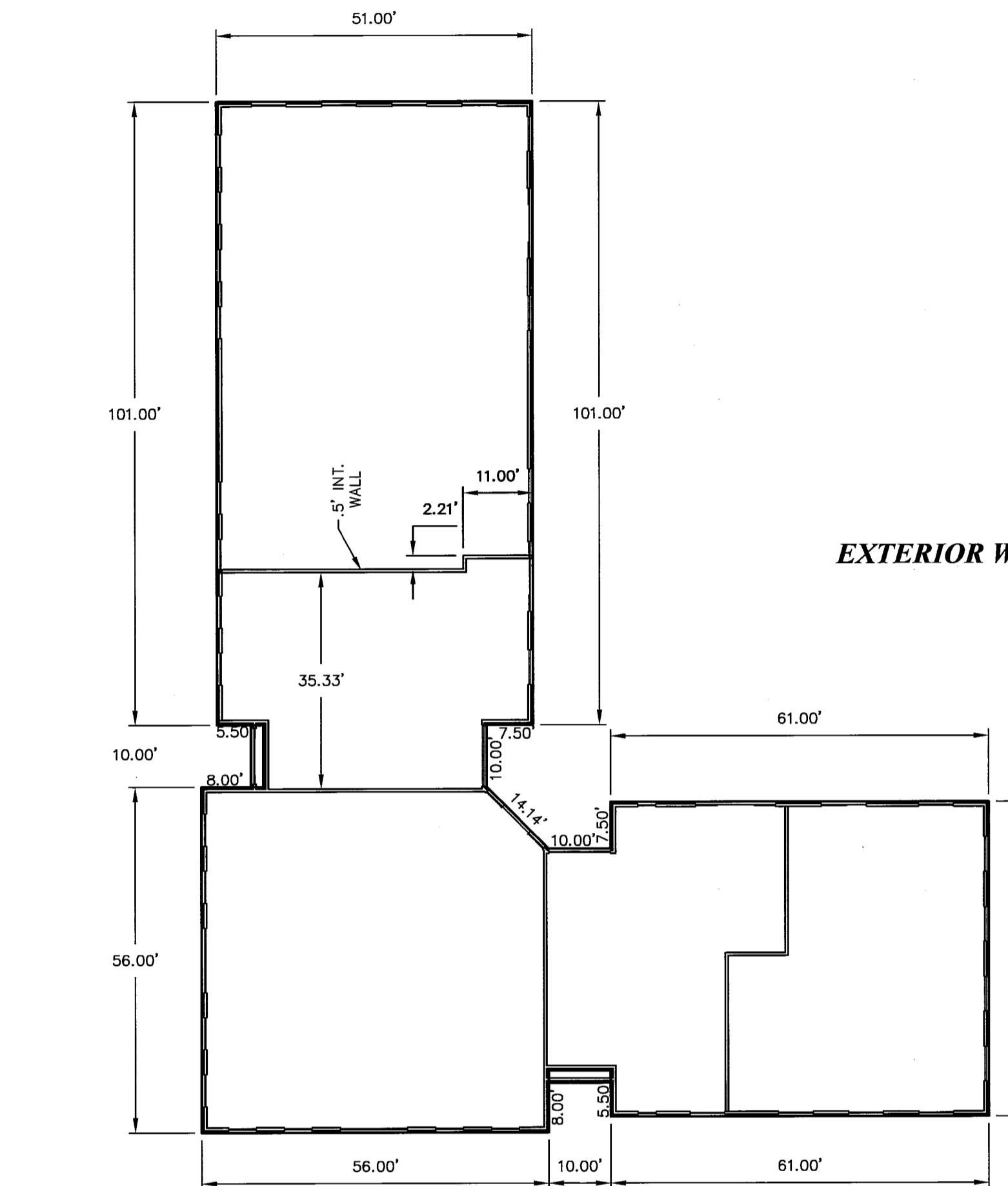
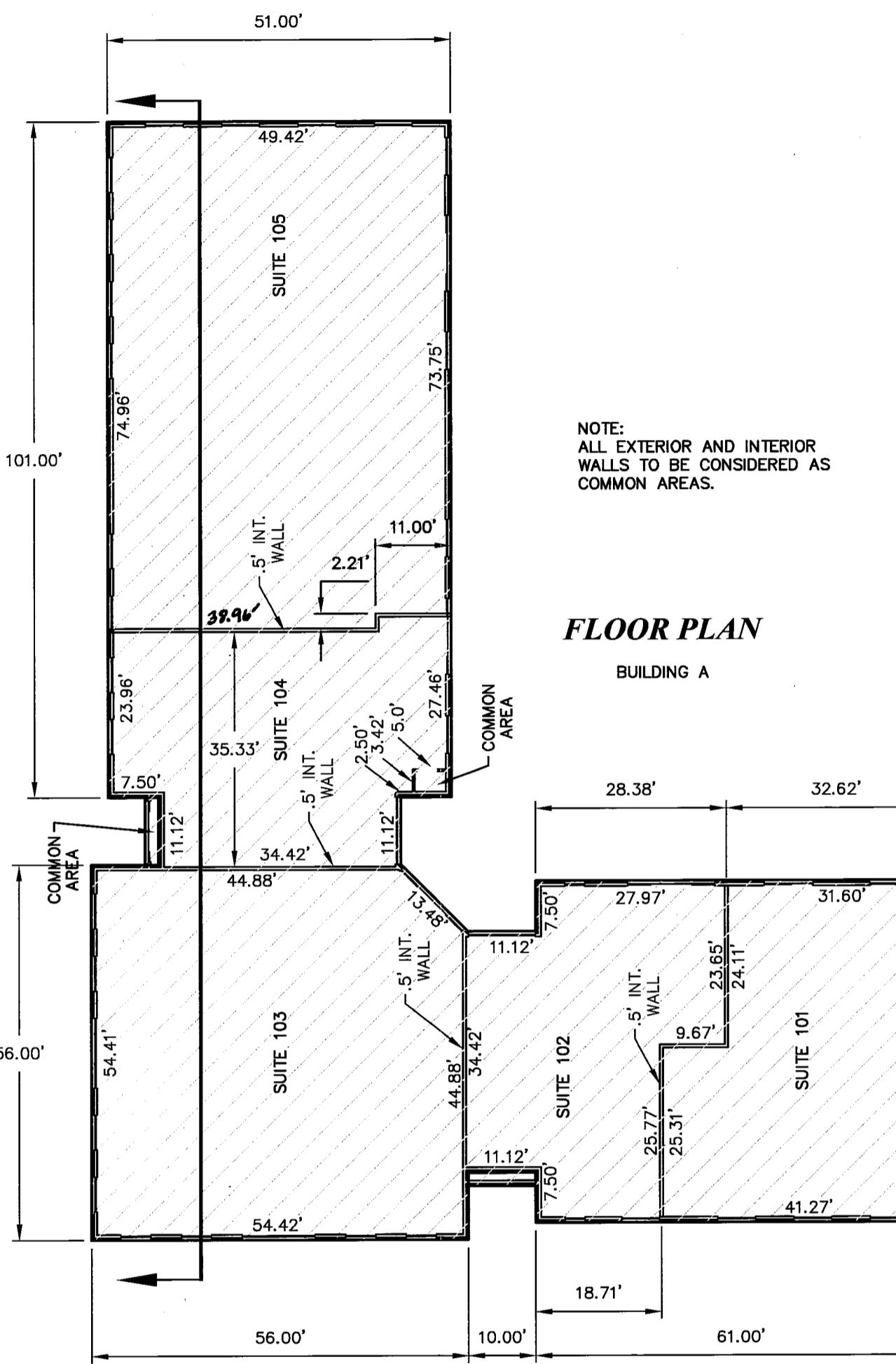
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 A PART OF RIDGE PARK OFFICE CONDOMINIUMS *Ridge Park Office Condominiums Plat 2*
 LAYTON CITY, DAVIS COUNTY, UTAH

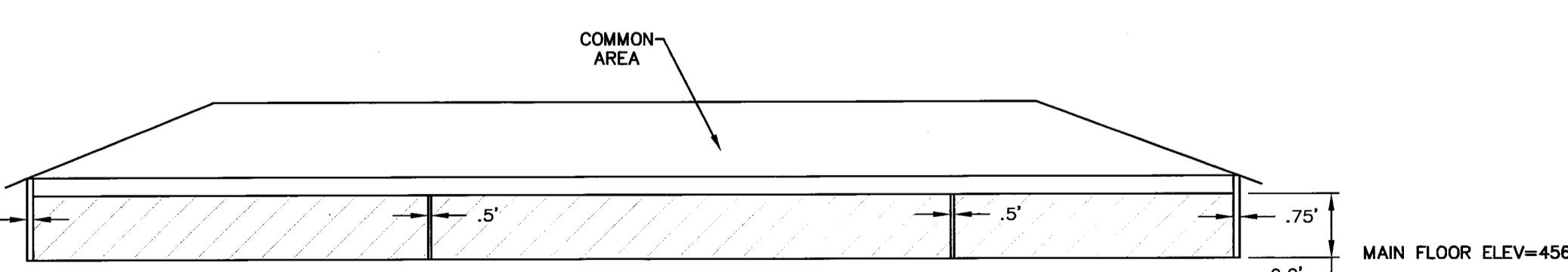
SHEET 2 OF 3

30 15 0 30 60 90
 Not to SCALE

4700-2



HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5983 Fax
 CONDOPLAT 06-276 5/4/06

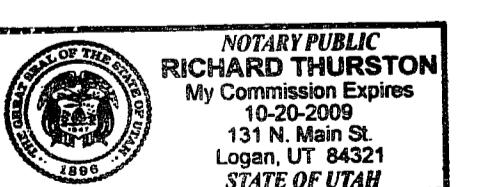


CUT ELEVATION VIEW

LEGEND

COMMON AREA

PRIVATE AREA



DAVIS COUNTY RECORDER

ENTRY NO. 2303561 FEE PAID \$101.00
 FILED FOR RECORD AND RECORDED THIS 27 DAY OF SEPT., 2007 AT
 12:06 PM IN BOOK 4360 OF 344
 COUNTY RECORDER *M. Vaughan*
 BY *Deputy*

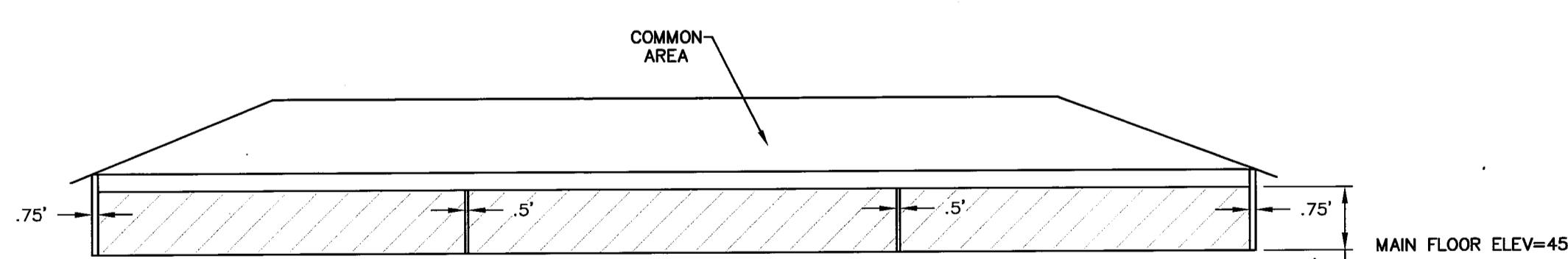
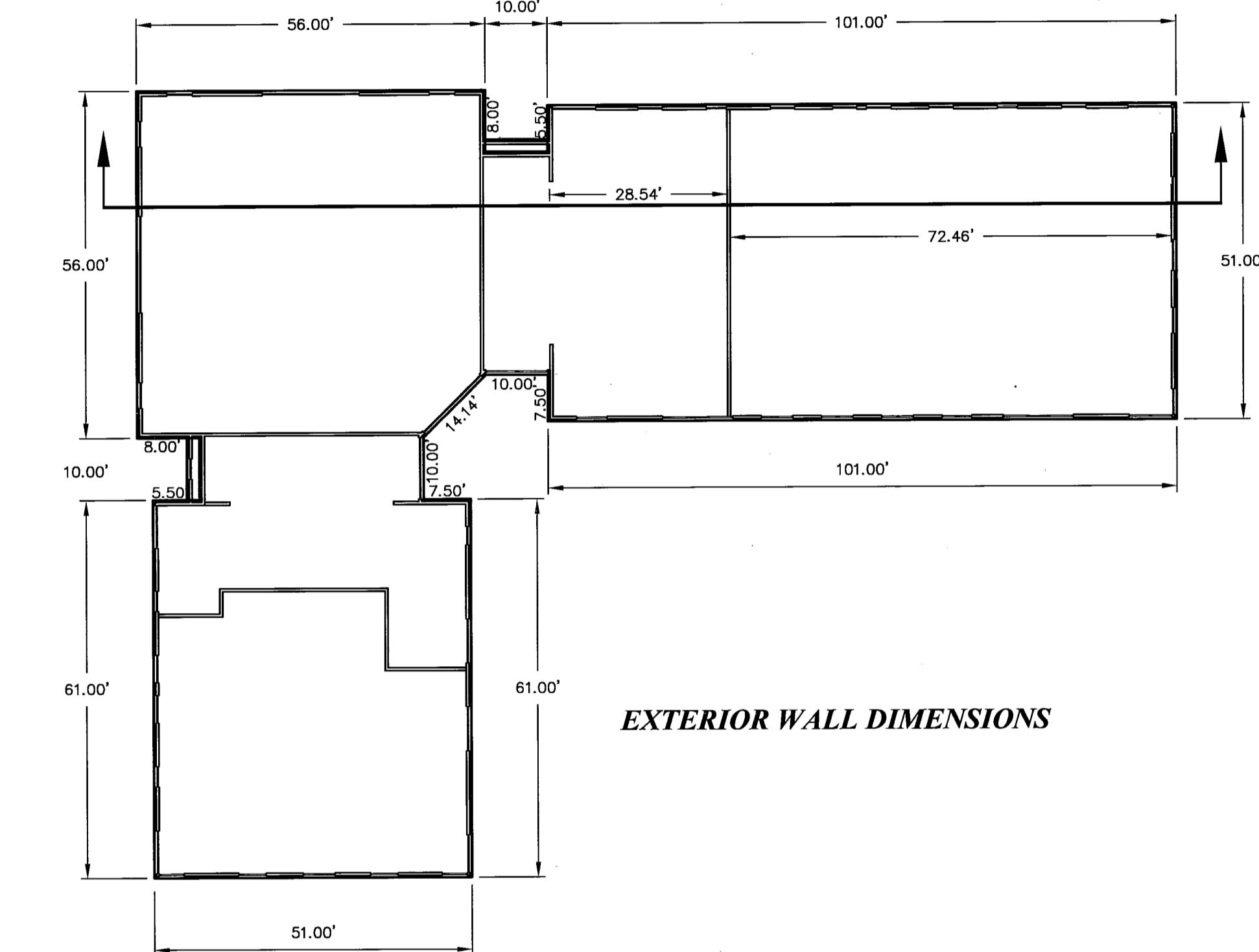
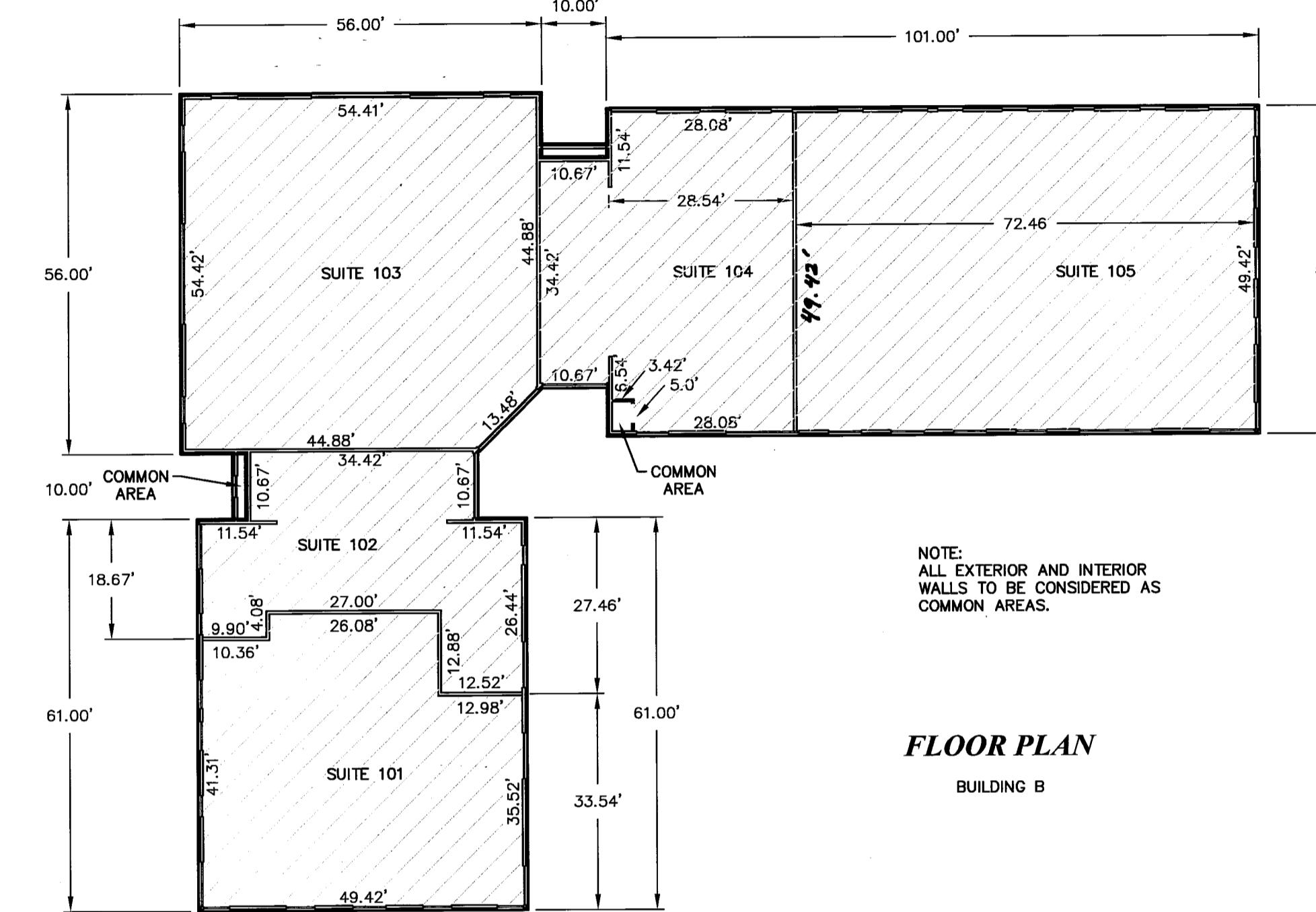
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SHEET 3 OF 3

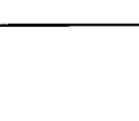

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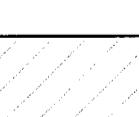
4700-3



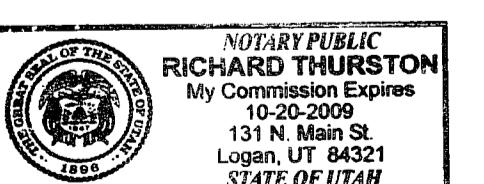
CUT ELEVATION VIEW

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PRIVATE AREA 

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
CONDOPLAT 06-276 5/4/06



DAVIS COUNTY RECORDER

ENTRY NO. 2303561 FEE PAID \$101.00
 FILED FOR RECORD AND RECORDED THIS 5A DAY OF SEPT., 2007 AT
 1:10 PM. IN BOOK 4360 OF 344
 COUNTY RECORDER *Richard Thurston*
 BY *Deputy*